

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



Wisconsin Department of Regulation & Licensing Access to the Public Records of the Reports of Decisions

This Reports of Decisions document was retrieved from the Wisconsin Department of Regulation & Licensing website. These records are open to public view under Wisconsin's Open Records law, sections 19.31-19.39 Wisconsin Statutes.

Please read this agreement prior to viewing the Decision:

- The Reports of Decisions is designed to contain copies of all orders issued by credentialing authorities within the Department of Regulation and Licensing from November, 1998 to the present. In addition, many but not all orders for the time period between 1977 and November, 1998 are posted. Not all orders issued by a credentialing authority constitute a formal disciplinary action.
- Reports of Decisions contains information as it exists at a specific point in time in the Department of Regulation and Licensing data base. Because this data base changes constantly, the Department is not responsible for subsequent entries that update, correct or delete data. The Department is not responsible for notifying prior requesters of updates, modifications, corrections or deletions. All users have the responsibility to determine whether information obtained from this site is still accurate, current and complete.
- There may be discrepancies between the online copies and the original document. Original documents should be consulted as the definitive representation of the order's content. Copies of original orders may be obtained by mailing requests to the Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935. The Department charges copying fees. *All requests must cite the case number, the date of the order, and respondent's name as it appears on the order.*
- Reported decisions may have an appeal pending, and discipline may be stayed during the appeal. Information about the current status of a credential issued by the Department of Regulation and Licensing is shown on the Department's Web Site under "License Lookup." The status of an appeal may be found on court access websites at: <http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscca>.
- Records not open to public inspection by statute are not contained on this website.

By viewing this document, you have read the above and agree to the use of the Reports of Decisions subject to the above terms, and that you understand the limitations of this on-line database.

Correcting information on the DRL website: An individual who believes that information on the website is inaccurate may contact the webmaster at web@drl.state.wi.gov

**STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD**

IN THE MATTER OF DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
SUSAN L. SCHULTZ,	:	
RESPONDENT.	:	LS07062810REB
	:	

Division of Enforcement Case File # 05 REB 189

The parties to this action for the purpose of Wis. Stats. sec. 227.53 are:

Susan L. Schultz
1340 Geneva Rd. Apt. 25
Menasha, WI 54952

Wisconsin Real Estate Board
P.O. Box 8935
Madison, WI 53708

Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935

PROCEDURAL HISTORY

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Board. The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. **Susan L. Schultz** is a licensed real estate salesperson in the State of Wisconsin, license # 94-55111, first granted on 07/16/02. Ms. Schultz's most recent address on file with the Department of Regulation and Licensing is 1340 Geneva Rd. Apt. 25, Menasha, WI 54952.

2. At all times relevant to the facts set forth below, Ms. Schultz was an employee of Re/Max Valley Realtors license # 91 834585. Kevin Dieck, license # 90 23164, was and is the supervising broker and owner of Re/Max Valley Realtors.

3. Ms. Schultz's real estate salesperson's license expired on January 1, 2003, and was not renewed until April 20, 2006. During the time between January 1, 2003, and April 20, 2006, Ms. Schultz held herself out as a real estate broker and was involved in at least thirty-six transactions during the time her license was expired.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 452.14, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. Respondent Susan L. Schultz has violated:

Wis. Adm. Code § RL 24.17(3) and Wis. Stats. §§ 452.03, 452.12(5)(b), by practicing real estate without having a valid Wisconsin real estate license between January 1, 2003, and April 20, 2006.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. **Susan L. Schultz**, real estate salesperson's license #94-55111 is hereby **REPRIMANDED**.

2. Respondent shall, within 60 days of the date of this Order, pay **PARTIAL COSTS** of this proceeding in the amount of \$382.00.

3. Respondent shall, within 60 days of the date of this Order, pay a **FORFEITURE** in the amount of \$750.00.

Payment of the costs and forfeiture shall be made payable to the Wisconsin Department of Regulation and Licensing, and mailed to:

Department Monitor
Division of Enforcement
Department of Regulation and Licensing
P.O. Box 8935, Madison, WI 53708-8935
Telephone (608) 261-7904, Fax (608) 266-2264

3. In the event the Respondent fails to timely submit any payment as ordered, such violation may be construed as conduct imperiling public health, safety and welfare and the Respondent's license SHALL BE SUSPENDED without further notice or hearing, and SHALL REMAIN SUSPENDED until Respondent has complied with the terms of this Order. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order.

4. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE BOARD

By: Peter A. Sveum
A Member of the Board

6/28/07
Date